

## ***Identification of the Area***

### **Area 90: Redmond/ Woodinville/ East Kirkland/ East Bothell**

#### **Boundaries:**

West – I-405 north of SR-520, and 148<sup>th</sup> Ave NE between SR-520 & NE 20<sup>th</sup> St..

North – NE 205<sup>th</sup> ST (King – Snohomish County line)

East – From the King-Snohomish line, south along 148<sup>th</sup> Ave NE to NE 165<sup>th</sup> St, then west to the Sammamish River, then south along the Sammamish River to NE 116<sup>th</sup> St, then east to 196<sup>th</sup> Ave NE, and then south to Lake Sammamish.

South – From I-405, east along NE 40<sup>th</sup> St to 132<sup>nd</sup> Ave NE, then north to 60<sup>th</sup> St, then east to 148<sup>th</sup> Ave NE, then south to NE 20<sup>th</sup> St, then east to Bel-Red Rd, then following northeast along Bel-Red Rd to NE 40<sup>th</sup> St, then east to 172<sup>nd</sup> Ave NE, then south to NE 20<sup>th</sup> PL, and then east to Lake Sammamish.

#### **Neighborhood Descriptions and Changes:**

Area 90 consists of 12 neighborhoods located predominately in the cities of Redmond, Woodinville, east Kirkland and a small portion of east Bothell. The remainder of the area is within unincorporated King County. An Area boundary line change was made this cycle to include additional parcels within Neighborhoods 50 and 60. Additional Residential Use/Commercial zoned parcels (RC) were also included for this revalue.

#### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7<sup>th</sup> floor of the King County Administration Building.

#### **Physical Inspection Area:**

Neighborhoods 90-55 & 90-60, located in the east Redmond and the Overlake/ Microsoft areas were physically inspected for this cycle. The neighborhoods are approximately 15% of the entire Area. Information for the remaining portion of the Area is based on existing County records and data as inspected during prior years.

#### ***Preliminary Ratio Analysis***

A Preliminary Ratio Study of existing values was done in May 2002. The study included sales of improved parcels and showed a COV of 18.32%.

The study was repeated after application of the 2002 recommended values. The results are included in the validation section of this report showing a difference in the COV from 18.32% to 11.23%.

#### ***Scope of Data***

#### ***Land Value Data:***

Vacant land sales from 1/99 to 1/2002 were given primary consideration for valuing land. The total land values, including the specialties, for Area 90 increased from \$2,092,604,810 to \$2,439,763,545, reflecting a 16.5% increase.

**Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division & Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Additional information was obtained using the CoStar Comps service. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

## Land Value

### ***Land Summary, Schedule, and Sales***

The land valuation of Area 90 for the lien date of 1/1/2002 consisted of a review of all the vacant land sales from 1/1/98 to 1/1/2002. Area 90 consists of 12 separate neighborhoods with sales analyzed for each neighborhood and a schedule derived reflecting the valuation method.

This review indicated an overall median land value increase with the Commercial properties of 16%.

Approximately 45% of the entire area saw no changes or a reduction, approximately 32% saw increases of between 1% and 30%, and the remainder had increases of greater than 30%. Changes varied considerably between neighborhoods with the Redmond, South Woodinville, and the Microsoft neighborhoods seeing the greatest land value increases.

The following is a breakdown of the neighborhoods and the schedules used. It should be noted that this schedule is the basis for valuation and that deviations of \$1 to \$2+ may occur to account for parcel specific situations.

Assessed Value per square foot based on lot size:

#### **Neighborhoods**

<b>Lot Size Sq.Ft.</b>	<b>Downtown Redmond</b>	<b>East Kirkland</b>	<b>Overlake/ Microsoft</b>	<b>Downtown Woodinville</b>	<b>Totem Lake</b>	<b>Redmond East/West / Willows</b>	<b>Woodinville North &amp; South</b>
	50	65	60	20	40	30 45 55	15 25
Zoning:	CC1–CC6	BC, PO	CB, DD, OV	CBD, O, P/I	BC, ISO, LI	MP, BP	GB, I, O
<b>3000</b>	42						
<b>3500</b>	40						
<b>4000</b>	39						
<b>4500</b>	38						
<b>5000</b>	36			22			
<b>6000</b>	34			20			
<b>7000</b>	30			19			
<b>10000</b>	28	18	15	15	13	12	9
<b>15000</b>	26	17	16	14	12	11	8.5
<b>20000</b>	26	16	18	14	11	10	8
<b>25000</b>	25	16	20	13	11	10	8
<b>35000</b>	24	15	20	12	10	9	7.5
<b>50000</b>	23.5	14	20	12	9.5	9	7
<b>75000</b>	23	13.5	20	12	9	8.5	7
<b>100000</b>	22	13	20	12	9	8.5	7
<b>150000</b>	21	13	20	12	9	8	7
<b>200000</b>	20	13	20	12	9	8	7
<b>500000</b>	20					8	7
<b>1000000</b>	18					8	7
<b>3000000</b>						8	7

## **Neighborhood Adjustments:**

### **North Creek (10)**

This neighborhood is located within Bothell and is generally the High-Tech/Office Park MU zoning. Lot sizes are typically 100,000 to 200,000 sqft. Values range from \$9 to \$12/sqft.

### **Woodinville - North & South (15) (25)**

These 2 neighborhoods are similar in characteristics to the east & west neighborhoods of Redmond with their predominately Industrial GB & I zoning. Adjustments are noted for topography and streams running through the GB zoned area. A small number of R-zoning is included within these neighborhoods.

The South Woodinville neighborhood saw a relatively high percent increase in land values to equalize this area to the adjacent neighborhoods.

### **Woodinville – Downtown (20)**

This neighborhood is the downtown business core of Woodinville and is defined by properties falling within the Central Business District (CBD), O, and P/L zoning.

West of the Woodinville-Redmond Rd. - less \$1-3/sqft reduction.

### **Kingsgate (35)**

Located north of NE 132<sup>nd</sup> St, east of I-405 and south and west of Woodinville city limits. This is a relatively small neighborhood of scattered parcels with a high proportion of multi-family/ residential type properties.

### **Totem Lake (40)**

This neighborhood is bounded on the west by I-405, north and south of NE 124<sup>th</sup> St, and extending east toward Willows Rd.

### **Redmond - West, East, & Willows (45) (55) (30)**

These 3 neighborhoods are located to the south, east, and to the northwest of Downtown Redmond and are characterized by the predominate Business Park and Manufacturing Park zoning. Lot sizes are large and typically range from 30,000sqft to 1,000,000+sqft. The Willows neighborhood has a greater mix of Office/Manufacturing to High Tech and is considered superior to the other neighborhoods, but also has a high number of parcels affected by topography and individual site adjustments. A small amount of R zoning falls within the neighborhoods.

### **Downtown Redmond (50)**

The area is considered to be the downtown city core of Redmond and is generally bounded by 116<sup>th</sup> Ave. NE on the east, SR-520 to the south, the Sammamish River to the west, and 116<sup>th</sup> St. being the northerly boundary. The zoning is primarily CC1 through CC6 with a small portion or R30.

Redmond Town Center: add \$4/sf

An upward adjustment was considered with the schedule at 18,000 sqft to reflect the increase in density above that size.

### **Overlake/ Microsoft (60)**

This neighborhood falls within both the Redmond and Bellevue city limits and has the predominate characteristic of zoning (DD, OV, CONCOM) that promotes large tracts toward High-Tech business. The neighborhood is located on both sides of 520 and includes a number of R-zoned tracts (both Bellevue & Redmond zoning) several of which are on Lake Sammamish.

### **East Kirkland (65)**

This neighborhood is generally the area immediately north and south of NE 85<sup>th</sup> St located east of I-405. The predominate zoning is BC and PO along NE 85<sup>th</sup> St both with R-zoning in the outer areas.

A list of vacant land sales used and not used are included in the following section.

## **Improved Parcel Total Values:**

### ***Sales comparison approach model description***

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area.

There were 68 improved sales in Area 90 considered being good, fair market transactions reflective of the market conditions. These sales were organized into market segments based on predominant use and further stratified by neighborhoods. The sales served to establish a general upper and lower market boundary for the various property types within the subject area. Location, quality, and effective age were factors considered for adjustment.

A slowing in the market was noted in the 2001 year sales over prior years with the major office space being affected the most. Vacancy rates were noted to be higher in this market. Actual sales prices overall continue to show an increase as of this appraisal revalue date as compared to last year. The demand for retail space is stronger than that of office for warehouse space. The sub-lease market was noted to have increased substantially and is having a further negative effect on lease rates. Downtown Redmond continued to see the greatest growth in both land and total values.

### **Sales comparison calibration**

The search for comparable sales was within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area.

### **Cost approach model description**

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

### **Cost calibration**

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

### ***Income capitalization approach model description***

156 tables were developed for income capitalization of the building use types. All tables are included. Rent amounts are based on annual rates.

The Income Approach was the predominate approach used for valuation of improved properties throughout Area 90. Income parameters were derived from the market place through the sales listed as well as through market rents, surveys, and available publications. A summary and breakdown of the various areas are as follows:

#### **Area 90-10/ 15/ 20/ 25 – North Creek/ Woodinville**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$14.00 to \$20.00	5% - 7%+	10%	9.00% to 10%
<b>Retail/Mixed Use</b>	\$11.00 to \$16.00	5%	10%	8.75% to 10%
<b>Industrial/ Whse.</b>	\$4.00 to \$7.00	5%	10%	8.75% to 10%

Office annual rents range from \$14 to \$20 per net rentable area with typical expenses of 10%. Retail and mixed-use retail annual rents range from \$11 to \$16 per net rentable area. Industrial, storage, and warehouse properties typical annual rents range from \$4 to \$7 per square foot of net rentable area. General annual expense rates are 10% with an overall capitalization rate of 8.75% to 10%.

Vacancy and credit loss was typically 5% to 7%+. Adjustments for the parameters listed were based on quality of construction, effective age, size and location.

#### **Area 90-45/ 50/ 55 - Redmond CBD/ West/ East**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$14.00 to \$22.00	5% - 7%+	10%	8.75% to 10%
<b>Retail/Mixed Use</b>	\$12.00 to \$17.00	5%	10%	8.75% to 10%
<b>Industrial/ Whse.</b>	\$4.00 to \$8.00	5%	10%	8.75% to 10%

Office annual rents range from \$14 to \$22 per net rentable area with typical expenses of 10%. Retail and mixed-use retail annual rents range from \$12 to \$17 net rentable area. Industrial, storage, and warehouse properties annual rents range from \$4 to \$8 per square foot of net rentable area. The typical annual expense rates are 10% with an overall capitalization rate of 8.75% to 10%.

Vacancy and credit loss was typically 5% to 7%+. Adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**Area 90-35/ 40 / 65 - Totem Lake/ Kingsgate/ East Kirkland**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$14.00 to \$22.00	5% - 7%+	10%	8.75% to 10%
<b>Retail/Mixed Use</b>	\$14.00 to \$19.00	5%	10%	8.75% to 10%
<b>Industrial/ Whse.</b>	\$4.00 to \$8.00	5%	10%	8.75% to 10%

Office annual rents range from \$14 to \$22 per net rentable area with typical expenses of 10%. Retail and mixed-use retail annual rents range from \$14 to \$19 net rentable area. Industrial, storage, and warehouse properties annual rents range from \$4 to \$8 per square foot of net rentable area. The typical annual expense rates are 10% with an overall capitalization rate of 8.75% to 10%.

Vacancy and credit loss was typically 5% to 7%+. Adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**Area 90-30/60 – Overlake/Microsoft / Willows**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$14.00 to \$19.00	5% - 7%+	10%	8.75% to 10%
<b>Retail/Mixed Use</b>	\$12.00 to \$18.00	5%	10%	8.75% to 10%
<b>Industrial/ Whse.</b>	\$5.00 to \$8.00	5%	10%	8.75% to 10%

Office annual rents range from \$14 to \$20 per net rentable area with typical expenses of 10%. Retail and mixed-use retail annual rents range from \$12 to \$18 net rentable area. Industrial, storage, and warehouse properties annual rents range from \$5 to \$8 per square foot of net rentable area. The typical annual expense rates are 10% with an overall capitalization rate of 8.75% to 10%.

Vacancy and credit loss was typically 5% to 7%+. Adjustments for the parameters listed were based on quality of construction, effective age, size and location.

***Income approach calibration.***

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

***Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.***

All parcels were individually reviewed by the area appraisers for correctness of the table application before final value selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied varies somewhat but falls within an acceptable range of variation from the established guideline. Final value selects were reviewed by the Senior Appraisers before posting.

## Model Validation

### ***Total Value Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed during the entire cycle and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is reflected in the weighted mean ratio of 93.8%. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report. The total value for the Geographic assigned parcels increased as follows:

	<b>2001 Total</b>	<b>2002 Total</b>	<b>\$ Increase</b>	<b>% Change</b>
<b>Total Value</b>	\$1,820,161,076	\$1,980,258,580	\$160,097,504	8.8%

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office.



## Present Improvement Value Calculation for Area 90

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																							
East Crew	1/1/2001	5/8/2002	1/1/99 - 01/1/02																							
Area	Appr ID:	Prop Type:	Trend used?: Y / N																							
90	EPRE	Improvement	N																							
SAMPLE STATISTICS																										
Sample size (n)	68	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.5-0.6</td><td>2</td></tr><tr><td>0.6-0.7</td><td>2</td></tr><tr><td>0.7-0.8</td><td>7</td></tr><tr><td>0.8-0.9</td><td>7</td></tr><tr><td>0.9-1.0</td><td>6</td></tr><tr><td>1.0-1.1</td><td>19</td></tr><tr><td>1.1-1.2</td><td>20</td></tr><tr><td>1.2-1.3</td><td>5</td></tr><tr><td>1.3-1.4</td><td>0</td></tr><tr><td>1.4-1.5</td><td>0</td></tr></tbody></table>			Ratio	Frequency	0.5-0.6	2	0.6-0.7	2	0.7-0.8	7	0.8-0.9	7	0.9-1.0	6	1.0-1.1	19	1.1-1.2	20	1.2-1.3	5	1.3-1.4	0	1.4-1.5	0
Ratio	Frequency																									
0.5-0.6	2																									
0.6-0.7	2																									
0.7-0.8	7																									
0.8-0.9	7																									
0.9-1.0	6																									
1.0-1.1	19																									
1.1-1.2	20																									
1.2-1.3	5																									
1.3-1.4	0																									
1.4-1.5	0																									
Mean Assessed Value	2,020,600																									
Mean Sales Price	2,359,500																									
Standard Deviation AV	2,491,664																									
Standard Deviation SP	3,055,830																									
ASSESSMENT LEVEL																										
Arithmetic mean ratio	0.905																									
Median Ratio	0.948																									
Weighted Mean Ratio	0.856																									
UNIFORMITY																										
Lowest ratio	0.4734																									
Highest ratio:	1.1631																									
Coefficient of Dispersion	13.65%																									
Standard Deviation	0.1657																									
Coefficient of Variation	18.32%																									
Price-related Differential	1.06																									
RELIABILITY																										
95% Confidence: Median																										
Lower limit	0.919																									
Upper limit	0.998																									
95% Confidence: Mean		These figures reflect current sales and their effect on previous assessed values																								
Lower limit	0.865																									
Upper limit	0.944																									
SAMPLE SIZE EVALUATION																										
N (population size)	842																									
B (acceptable error - in decimal)	0.05																									
S (estimated from this sample)	0.1657																									
Recommended minimum:	42																									
Actual sample size:	68																									
Conclusion:	OK																									
NORMALITY																										
Binomial Test																										
# ratios below mean:	24																									
# ratios above mean:	44																									
z:	2.304088438																									
Conclusion:	Non-normal																									
*i.e., no evidence of non-normality																										

## Merge Improvement Ratio Calculation for Area 90

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:															
East Crew	1/1/2002	5/8/2002	1/1/99 - 01/1/02															
Area	Appr ID:	Prop Type:	Trend used?: Y / N															
90	EPRE	Improvement	N															
SAMPLE STATISTICS																		
Sample size (n)	68	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8</td><td>3</td></tr><tr><td>0.9</td><td>11</td></tr><tr><td>1.0</td><td>19</td></tr><tr><td>1.1</td><td>25</td></tr><tr><td>1.2</td><td>9</td></tr><tr><td>1.3</td><td>1</td></tr></tbody></table>			Ratio	Frequency	0.8	3	0.9	11	1.0	19	1.1	25	1.2	9	1.3	1
Ratio	Frequency																	
0.8	3																	
0.9	11																	
1.0	19																	
1.1	25																	
1.2	9																	
1.3	1																	
Mean Assessed Value	2,213,000																	
Mean Sales Price	2,359,500																	
Standard Deviation AV	2,684,409																	
Standard Deviation SP	3,055,830																	
ASSESSMENT LEVEL																		
Arithmetic mean ratio	0.989																	
Median Ratio	1.004																	
Weighted Mean Ratio	0.938																	
UNIFORMITY																		
Lowest ratio	0.7105																	
Highest ratio:	1.3192																	
Coefficient of Dispersion	8.42%																	
Standard Deviation	0.1110																	
Coefficient of Variation	11.23%																	
Price-related Differential	1.05																	
RELIABILITY																		
95% Confidence: Median																		
Lower limit	0.963																	
Upper limit	1.021	These figures reflect current sales and their effect on recommended assessed values.																
95% Confidence: Mean																		
Lower limit	0.962																	
Upper limit	1.015																	
SAMPLE SIZE EVALUATION																		
N (population size)	842																	
B (acceptable error - in decimal)	0.05																	
S (estimated from this sample)	0.1110																	
Recommended minimum:	19																	
Actual sample size:	68																	
Conclusion:	OK																	
NORMALITY																		
Binomial Test																		
# ratios below mean:	31																	
# ratios above mean:	37																	
z:	0.606339063																	
Conclusion:	Normal*																	
*i.e., no evidence of non-normality																		

## Improvement Sales for Area 090 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	015	032605	9035	45,200	1815729	\$3,150,000	05/01/01	\$69.69	SEATTLE BREWERY/RED BALL	ML	1	2	
090	015	032605	9080	10,620	1812991	\$900,000	04/09/01	\$84.75	INTERBAY FOOD CO	ML	1	2	
090	015	032605	9138	8,750	1721539	\$820,000	11/05/99	\$93.71	SKYLINE TILE AND MARBLE		1	2	
090	015	032605	9143	9,500	1690398	\$825,000	06/03/99	\$86.84	INNOVATECH COMPANY		1	2	
090	015	062210	0051	9,560	1780579	\$1,075,000	10/06/00	\$112.45	WOODINVILLE TRUSS CO	ML	1	2	
090	015	092605	9109	1,404	1765004	\$2,900,000	07/13/00	\$2,065.53	VALLEY VIEW MOBILE MANOR	R1	2	2	
090	015	880180	0010	64,760	1803124	\$7,000,000	02/28/01	\$108.09	SUNRISE CLOTHING GROUP	I	1	2	
090	015	956075	0060	28,500	1815195	\$2,150,000	05/01/01	\$75.44	T R ZETCO PACKAGING & PAPER		1	2	
090	020	102605	9019	1,216	1823375	\$310,000	06/08/01	\$254.93	LAND SURVEYING	RB	1	2	
090	020	102605	9143	10,924	1661870	\$1,400,000	01/07/99	\$128.16	CANTERBURY OFFICE SQUARE		2	2	
090	025	092605	9033	2,950	1683240	\$495,000	04/21/99	\$167.80	HOLLYWOOD HILL ANIMAL HOSPITAL	I	1	2	
090	025	102605	9110	4,560	1758190	\$620,000	06/06/00	\$135.96	WOODINVILLE VETERINARY HOSPITAL	R8SO	3	2	
090	030	272605	9048	1,176	1780132	\$500,000	10/03/00	\$425.17	REDMOND COUNSELING SVC	BP	1	2	
090	030	697950	0040	53,000	1855770	\$14,750,000	12/05/01	\$278.30	QUADRANT WILLOWS CORP CTR	BP	1	2	
090	030	697950	0040	53,000	1792015	\$9,250,000	12/15/00	\$174.53	QUADRANT WILLOWS CORP CTR	BP	1	2	
090	030	697950	0050	62,190	1758761	\$11,719,140	06/08/00	\$188.44	QUADRANT WILLOWS CORP CTR	BP	1	2	
090	030	943005	0040	80,750	1675758	\$10,663,732	03/30/99	\$132.06	TRENDWEST		1	2	
090	035	162605	9038	12,500	1719483	\$1,900,000	10/26/99	\$152.00	GATEWAY PLAZA	N	3	2	
090	040	282605	9093	2,810	1747786	\$649,000	03/28/00	\$230.96	OFFICES	PR1.8	1	2	
090	040	282605	9179	24,432	1695024	\$3,304,000	06/25/99	\$135.23	LINE RETAIL	BC	1	2	
090	040	282605	9215	1,850	1805100	\$500,000	03/05/01	\$270.27	CAR WASH	LI	1	2	
090	040	282605	9220	13,726	1707515	\$2,300,000	08/27/99	\$167.57	MEDICAL CENTER	PR3.6	1	2	
090	040	332605	9008	7,355	1786308	\$1,050,000	11/08/00	\$142.76	KINDER CARE LEARNING CENTER	PR2.4	2	2	
090	040	866335	0010	15,875	1698244	\$7,500,229	07/15/99	\$472.46	TOTEM VALLEY BUSINESS PARK	LI	9	2	
090	040	866335	0010	94,252	1841294	\$10,700,000	09/07/01	\$113.53	TOTEM VALLEY BUSINESS PARK	LI	9	2	
090	045	022505	9083	7,314	1786299	\$1,050,000	11/08/00	\$143.56	KINDER CARE LEARNING CENTER	R30	1	2	
090	045	022505	9194	15,200	1796070	\$1,953,052	01/08/01	\$128.49	BAYSIDE DISPOSAL	LI	1	2	
090	045	032505	9194	9,653	1709304	\$1,075,000	09/07/99	\$111.36	LITTLE DELI MART & OFF/WHSE		1	2	
090	045	112505	9102	13,962	1722559	\$1,700,000	11/19/99	\$121.76	LINE RETAIL STORE	R-30	1	2	
090	045	384850	0705	20,219	1739246	\$2,400,000	02/29/00	\$118.70	LA PLAZA DI ROSA RETAIL & 9 UNITS	N	1	2	
090	045	720170	0070	59,116	1821242	\$5,850,000	05/31/01	\$98.96	WILLOW THREE	LI	3	2	
090	045	720170	0070	59,116	1752266	\$5,000,000	05/08/00	\$84.58	WILLOW THREE	LI	3	2	
090	045	943050	0090	43,769	1731907	\$4,290,000	01/05/00	\$98.01	E M F CORPORATION		2	2	
090	045	943050	0121	27,480	1753458	\$1,850,000	05/16/00	\$67.32	STRAIGHT LINE WATER SPORTS		1	2	
090	050	012505	9045	6,384	1711143	\$1,223,000	09/13/99	\$191.57	THE REDMOND ANIMAL CLINIC	BP	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	050	012505	9064	1,560	1738831	\$249,950	02/07/00	\$160.22	DUPLEX	CC6	1	2	
090	050	012505	9148	5,176	1729784	\$900,000	12/23/99	\$173.88	TEDDY BEAR LEARNING	BP	1	2	
090	050	022505	9064	1,754	1738118	\$420,000	02/16/00	\$239.45	FAMILY HEALTH CARE CLINIC	CC4	2	2	
090	050	022505	9065	1,270	1695248	\$339,000	06/18/99	\$266.93	MALONEY & BELL GENERAL CONT	CC4	1	2	
090	050	062506	9034	1,206	1793577	\$340,500	12/20/00	\$282.34	WATSON ASP	IH	1	2	
090	050	112505	9054	23,000	1795261	\$4,600,000	01/02/01	\$200.00	WEST GATE BUSINESS PARK	CC	1	2	
090	050	112505	9073	1,530	1681128	\$620,882	04/27/99	\$405.81	WORKSHOP TAVERN		1	2	
090	050	112505	9104	16,896	1678233	\$2,476,600	04/08/99	\$146.58	RIVER PARK CENTER		1	2	
090	050	112505	9107	50,400	1662356	\$4,785,000	01/15/99	\$94.94	RIVER PARK CENTER		1	2	
090	050	122505	9024	19,550	1714090	\$2,250,000	09/27/99	\$115.09	REDMOND COURT CENTER	CC1	2	2	
090	050	660050	0040	3,210	1845841	\$875,000	10/08/01	\$272.59	MEDICAL CLINIC	CC4	1	2	
090	050	660050	0060	16,182	1662984	\$2,100,000	01/15/99	\$129.77	VILLAGE SQUARE	CC4	1	2	
090	050	660050	0090	4,200	1774563	\$874,094	08/24/00	\$208.12	COTTONWOOD OFFICE BLDG	CC4	1	2	
090	050	671970	0095	2,080	1683094	\$193,275	04/20/99	\$92.92	ANIMAL MEDICAL CLINIC	CC4	1	2	
090	050	671970	0160	7,095	1738270	\$1,200,000	02/17/00	\$169.13	MAPLE STREET BUILDING	CC6	1	2	
090	050	671970	0170	6,030	1752867	\$1,155,000	05/12/00	\$191.54	DAWELL SCOTT OFFICE BLDG	CC6	1	2	
090	050	671970	0320	6,318	1768068	\$1,310,000	07/30/00	\$207.34	8060 REDMOND BLDG	CC6	1	2	
090	050	719880	0055	2,596	1801503	\$265,000	02/14/01	\$102.08	OUTFIELD GRILL TAVERN	CC	1	2	
090	050	719880	0060	1,560	1704430	\$137,000	08/13/99	\$87.82	RETAIL BLDG/SFR		1	2	
090	050	719880	0062	4,630	1802383	\$468,000	02/21/01	\$101.08	CAFE & OFFICE	CC	1	2	
090	050	719890	0010	5,955	1796025	\$900,000	01/09/01	\$151.13	PARKWAY PROFESSIONAL PLAZA	CC4	1	2	
090	050	720220	0040	9,472	1676552	\$1,328,900	03/22/99	\$140.30	REDMOND OFFICE CENTER	CC4	1	2	
090	050	802970	0010	3,000	1723532	\$840,000	11/24/99	\$280.00	BROOKFIELD VET HOSPITAL/RETA	CC1	1	2	
090	050	802970	0040	959	1702296	\$350,000	07/30/99	\$364.96	OFFICE - CONVERTED SFR	CC1	1	2	
090	055	131830	0173	2,139	1774446	\$130,000	08/25/00	\$60.78	CLEANERS		1	2	
090	055	386520	0020	6,200	1791405	\$950,000	12/11/00	\$153.23	KINDER CARE LEARNING CTR	BP	1	2	
090	060	262505	9254	7,936	1780994	\$1,150,000	10/10/00	\$144.91	KINDER CARE	CB	1	2	
090	060	392720	0060	4,462	1664868	\$660,000	01/25/99	\$147.92	KOLL COMMERCE CENTER LOT 6	CB	1	2	
090	060	392720	0060	4,958	1831946	\$1,050,000	07/26/01	\$211.78	KOLL COMMERCE CENTER LOT 6	CB	1	2	
090	065	123310	0291	1,842	1749370	\$750,000	04/20/00	\$407.17	PENNZOIL 10 MINUTE OIL CHANGE	BC	1	2	
090	065	123310	0750	15,000	1716956	\$2,100,000	10/14/99	\$140.00	ROSE HILL OFFICE PARK	BC	1	2	
090	065	389250	0220	33,029	1716042	\$1,500,000	10/11/99	\$45.41	KIRKLAND HUNT CLUB	PLA16	2	2	
090	065	863570	0010	2,341	1666493	\$353,000	02/05/99	\$150.79	OFFICE-STATE FARM INSURANCE	PO	1	2	

## Vacant Sales for Area 090 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	010	092605	9009	291,660	1746293	\$4,350,000	04/10/00	\$14.91	VACANT	R15	1	2	
090	015	032605	9022	188,960	1726668	\$1,331,000	12/07/99	\$7.04	GRAVEL/ STORAGE YARD		1	2	
090	015	032605	9127	135,564	1690105	\$950,000	05/27/99	\$7.01	VACANT		1	2	
090	015	032605	9136	50,556	1677058	\$342,470	04/01/99	\$6.77	VACANT		1	2	
090	015	032605	9146	120,844	1850952	\$749,000	11/02/01	\$6.20	VACANT		1	2	
090	015	951710	0250	282,704	1790317	\$400,000	11/24/00	\$1.41	VACANT		1	2	
090	025	152605	9016	56,192	1662102	\$75,000	01/13/99	\$1.33	VACANT INDUSTRIAL LAND	I	1	2	
090	030	272605	9008	57,146	1765613	\$540,000	07/18/00	\$9.45	VACANT		1	2	
090	030	272605	9011	107,158	1708238	\$600,000	08/25/99	\$5.60	VACANT COMMERCIAL LAND	BP	1	2	
090	030	272605	9049	105,415	1708236	\$600,000	08/25/99	\$5.69	VACANT	BP	1	2	
090	030	272605	9110	136,778	1750842	\$827,000	05/01/00	\$6.05	VACANT		1	2	
090	030	697950	0060	326,778	1674279	\$2,500,000	03/23/99	\$7.65	VACANT	BP	2	2	
090	030	719893	0010	443,441	1824358	\$10,000,000	06/18/01	\$22.55	VACANT (PROPOSED FRED MEYER)	GDD	1	2	
090	030	719893	0020	585,011	1824357	\$10,000,000	06/18/01	\$17.09	VACANT - HOME DEPOT	GDD	1	2	
090	035	162605	9040	187,743	1779722	\$800,000	09/28/00	\$4.26	VACANT	R2	1	2	
090	040	282605	9087	4,356	1701887	\$45,000	07/07/99	\$10.33	VACANT - NARROW STRIP		2	2	
090	040	282605	9110	23,630	1761728	\$160,000	06/28/00	\$6.77	VACANT		1	2	
090	040	389310	0992	57,216	1799753	\$550,000	02/01/01	\$9.61	VACANT (SUN COAST BLDG)	PO	1	2	
090	050	012505	9185	21,230	1787255	\$500,000	11/15/00	\$23.55	VACANT	PO	1	2	
090	050	062506	9113	60,548	1793574	\$459,500	12/20/00	\$7.59	VACANT (TRUSS SPAN CO)		1	2	
090	050	312606	9005	37,558	1692585	\$700,000	06/16/99	\$18.64	VACANT		1	2	
090	050	553040	0020	447,524	1709224	\$2,780,058	09/08/99	\$6.21	VACANT	BP	2	2	
090	050	779290	0035	47,500	1720390	\$1,150,000	11/04/99	\$24.21	FORMER LEGION HALL SITE	CC6	1	2	
090	055	131830	0160	60,222	1696790	\$475,000	07/08/99	\$7.89	SUBSTANDARD BLDG - VALUE IN LAND	BP	1	2	
090	055	131830	0190	31,932	1730577	\$220,000	12/16/99	\$6.89	VACANT		1	2	
090	060	644830	0105	265,610	1731833	\$6,355,810	12/22/99	\$23.93	VACANT		1	2	
090	065	082505	9035	44,935	1670160	\$460,000	02/24/99	\$10.24	VACANT RESIDENTIAL LAND-3 LOTS	RSX8.5	3	2	
090	065	123850	0165	123,940	1748534	\$1,400,000	03/28/00	\$11.30	VACANT (FORBES LAKE BLDG)		1	2	
090	065	123850	0590	138,930	1856121	\$1,320,000	11/30/01	\$9.50	VACANT	PLA 17.	2	2	

## Exception Parcels

Account Number	Comments
0125059111	\$1,000 Imp Value
0125059116	\$1,000 Imp Value
0125059148	Includes Excess Land
0125059154	Includes Excess Land
0225059022	Includes Excess Land
0325059119	Common ownership with -9174
0325059174	Common ownership with -9119
0325059203	Includes Excess Land
0326059022	\$1,000 Imp Value
0326059037	\$1,000 Imp Value
0326059047	\$1,000 Imp Value
0326059056	\$1,000 Imp Value
0326059062	\$1,000 Imp Value
0326059089	\$1,000 Imp Value
0326059093	\$1,000 Imp Value
0326059094	\$1,000 Imp Value
0326059105	\$1,000 Imp Value
0326059147	Includes Excess Land
0425059019	\$1,000 Imp Value
0622100021	\$1,000 Imp Value
0622100045	\$1,000 Imp Value
0622100051	\$1,000 Imp Value
0622100052	\$1,000 Imp Value
0622100061	\$1,000 Imp Value
0625069018	\$1,000 Imp Value
0625069019	\$1,000 Imp Value
0625069039	\$1,000 Imp Value
0625069044	\$1,000 Imp Value
0673100073	Includes Excess Land
0725069010	\$1,000 Imp Value
0725069076	Includes Excess Land
0925059010	\$1,000 Imp Value
0925059138	\$1,000 Imp Value
0926059109	\$1,000 Imp Value
0926059140	Includes Excess Land
1026059068	Includes Excess Land
1026059140	Includes Excess Land
1026059166	Includes Excess Land
1125059014	\$1,000 Imp Value
1125059026	\$1,000 Imp Value
1225059016	\$1,000 Imp Value
1225059073	Includes Excess Land
1225059089	\$1,000 Imp Value
1225059092	Includes Excess Land
1225059095	\$1,000 Imp Value
1225059125	\$1,000 Imp Value
1225059183	Includes Excess Land
1225059187	Includes Excess Land
1233100275	\$1,000 Imp Value
1233100765	Includes Excess Land
1238500215	Contaminated property.

<b>Account Number</b>	<b>Comments</b>
1238500590	\$1,000 Imp Value
1238500640	\$1,000 Imp Value
1238500645	\$1,000 Imp Value
1286300010	\$1,000 Imp Value
1318300160	\$1,000 Imp Value
1318300180	\$1,000 Imp Value
1318300195	\$1,000 Imp Value
1425059050	\$1,000 Imp Value
1425059152	\$1,000 Imp Value
1526059060	\$1,000 Imp Value
1626059017	\$1,000 Imp Value
1626059038	Economic unit with -9045
1626059132	Includes Excess Land
1626059136	Includes Excess Land
1626059148	Economic Unit with -9038
1759700270	\$1,000 Imp Value
1759700275	\$1,000 Imp Value
1759700330	\$1,000 Imp Value
2126059190	Includes Excess Land
2182500012	\$1,000 Imp Value
2212950062	Includes Excess Land
2552900010	Includes Excess Land
2625059049	Includes Excess Land
2726059048	Includes Excess Land
2726059049	\$1,000 Imp Value
2726059074	Economic unit with -9031
2726059082	Includes Excess Land
2826059062	Includes Excess Land
2826059079	Includes Excess Land
2826059093	Includes Excess Land
2826059105	Includes Excess Land
2826059113	\$1,000 Imp Value
2826059124	Includes Excess Land
2826059128	Includes Excess Land
2826059138	Includes Excess Land
2826059140	Includes Excess Land
3326059092	Includes Excess Land
3426059024	\$1,000 Imp Value
3426059055	\$1,000 Imp Value
3426059113	\$1,000 Imp Value
3876460050	Includes Excess Land
5195500170	Includes Excess Land
6719700065	\$1,000 Imp Value
6719700080	\$1,000 Imp Value
6719700105	\$1,000 Imp Value
6719700130	\$1,000 Imp Value
6719700285	\$1,000 Imp Value
6719700345	\$1,000 Imp Value
7198800061	\$1,000 Imp Value
7198800085	\$1,000 Imp Value
7198900090	Includes Excess Land

<b>Account Number</b>	<b>Comments</b>
7198900180	Includes Excess Land
7198900230	\$1,000 Imp Value
7198900300	\$1,000 Imp Value
7200002254	\$1,000 Imp Value
7201700073	Includes Excess Land
7269100040	Includes Excess Land
7269100047	\$1,000 Imp Value
7269100085	Includes Excess Land
7269100093	\$1,000 Imp Value
7792200035	\$1,000 Imp Value
7792400040	\$1,000 Imp Value
7792900165	\$1,000 Imp Value
9270700040	\$1,000 Imp Value
9517100010	\$1,000 Imp Value
9517100081	Includes Excess Land
9517100190	Includes Excess Land
9517100227	\$1,000 Imp Value
9517100266	Includes Excess Land
9517100268	Includes Excess Land
9517100270	Includes Excess Land
9517100271	Includes Excess Land